



5 TERN CLOSE | ALTRINCHAM

OFFERS OVER £260,000

NO ONWARD CHAIN A superbly proportioned and presented semi detached property in a popular residential location. The accommodation briefly comprises front sitting room plus full width dining kitchen with access onto the rear gardens, two double bedrooms and modern bathroom/WC. Off road parking within the driveway to the front with adjacent lawned gardens and gated access to the rear. To the rear is a patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA14 5LR

DESCRIPTION

A superbly proportioned and presented semi detached home in a popular residential location and needs to be seen to be appreciated. The accommodation is tastefully decorated throughout and towards the front is a superb living room whilst to the rear is a full width fitted dining kitchen which in turn provides access onto the delightful rear gardens. To the first floor there are two excellent double bedrooms and modern white bathroom with WC. To the front of the property the drive provides off road parking and continues to the side and has adjacent lawned gardens. There is gated access to the rear. To the rear and accessed via the dining kitchen is a flagged patio seating area with delightful lawned gardens beyond.

The location is ideal being close to Altrincham town centre with the Metrolink commuter service into Manchester and also Waitrose supermarket close by.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM

16'11" x 11'10" (5.16m x 3.61m)

Lead effect PVCu double glazed window to the front. Radiator. Stairs to first floor. Laminate flooring. Television aerial point.

DINING KITCHEN

13'3" x 11'10" (4.04m x 3.61m)

Running the full width of the property and fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Place for fridge freezer. Plumbing for washing machine. Radiator. Ample space for table and chairs. PVCu double glazed door and window to the rear. Tiled splashback. Laminate flooring. Wall mounted combination gas central heating boiler.

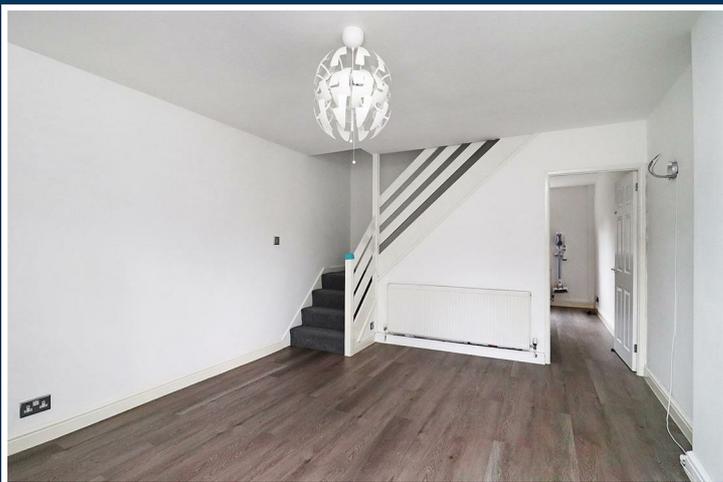
FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 10'4" (3.61m x 3.15m)

With PVCu double glazed window to the rear. Fitted storage cupboard. Radiator.



BEDROOM 2

11'10" x 8'9" (3.61m x 2.67m)

Lead effect PVCu double glazed window to the front. Radiator. Telephone point.

BATHROOM

8'7" x 4'11" (2.62m x 1.50m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Radiator. Laminate flooring. Part tiled walls. Opaque PVCu double glazed window to the side. Loft access hatch.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from adjacent lawned gardens and gated access to the rear. To the rear is a flagged patio seating area with delightful lawned gardens beyond.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

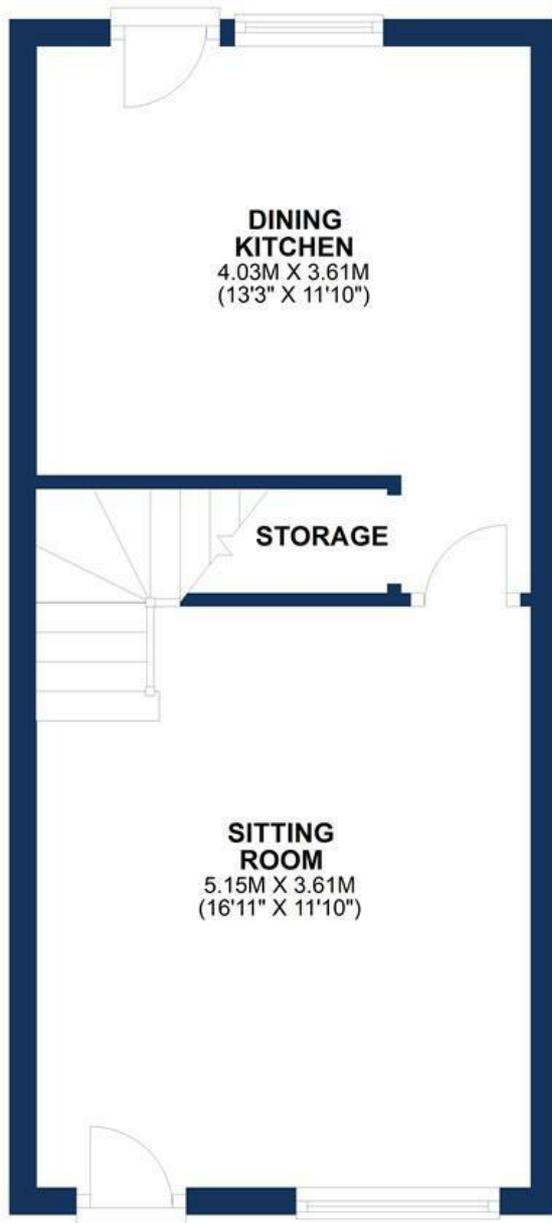
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 30.4 SQ. METRES (326.8 SQ. FEET)



FIRST FLOOR

APPROX. 30.4 SQ. METRES (326.8 SQ. FEET)



TOTAL AREA: APPROX. 60.7 SQ. METRES (653.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM